

## 1. AMENDED AND RESTATED MANAGEMENT CERTIFICATE

## OF

## VIZCAYA MAINTENANCE ASSOCIATION, INC.

The undersigned, being the managing agent of Vizcaya Maintenance Association, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

This certificate amends, restates and replaces in its entirety that certain Management Certificate of Vizcaya Maintenance Association, Inc., recorded as Document No. 2015019119, Official Public Records of Williamson County, Texas.

1. The name of the subdivision: Vizcaya.
2. The name of the Association: Vizcaya Maintenance Association, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That certain real property in Williamson County, Texas, as described on Exhibit "A" to that certain Vizcaya Amended and Restated Maintenance Covenant, recorded under Document No. 2015018591, Official Public Records of Williamson County, Texas (the "**Covenant**").
4. The recording data for the Covenant with any amendments and/or supplements to the Covenant: The recording data for the Covenant and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: Vizcaya Maintenance Association, Inc., CCMC, 7800 N. Dallas Pkwy, Suite 450, Plano, TX 75024.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Consultants Management Company (CCMC)
Mailing Address:	7800 N. Dallas Pkwy, Suite 450, Plano, TX 75024
Telephone Number:	927.246.3500
Email Address:	ccmctx@ccmcnet.com
7. Website to access the Association's dedicatory instruments: [www.heritageatvizcaya.com](http://www.heritageatvizcaya.com) or [www.traditions@vizcaya.com](mailto:www.traditions@vizcaya.com).
8. Amount and description of fees related property transfer to the subdivision: The Association fees are in the following amounts:

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Working Capital Contribution – equal to one hundred percent (100%) of the annual Regular Assessment attributed to a lot.

Working Capital Contribution: \$780.00

Resale Disclosure and Lien Estoppel Fee: \$345.00

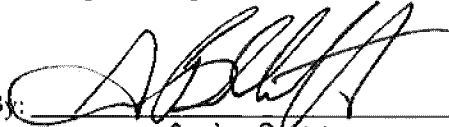
The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

*[SIGNATURE PAGE FOLLOWS]*

VIZCAYA MAINTENANCE ASSOCIATION, INC.  
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VIZCAYA MAINTENANCE ASSOCIATION, INC.,  
a Texas non-profit corporation

By: 

Printed Name: Andy Babbitt

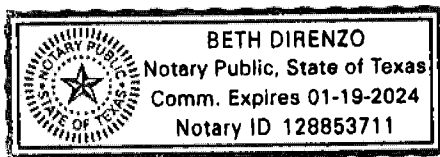
Title: President of Capital Consultants Management Corporation, Managing agent

STATE OF TEXAS §

§  
COUNTY OF Collin §

This instrument was acknowledged before me this 28<sup>th</sup> day of September, 2021 by Andy Babbitt, Managing agent of Vizcaya Maintenance Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

**ROBERT D. BURTON, ESQ.  
WINSTEAD PC  
401 CONGRESS AVENUE, SUITE 2100  
AUSTIN, TEXAS 78701  
RBURTON@WINSTEAD.COM**

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**EXHIBIT "A"****RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS**

1. Vizcaya Amended and Restated Maintenance Covenant, recorded as Document No. 2015018591, Official Public Records of Williamson County, Texas.
  - A. Vizcaya First Amendment to Amended and Restated Maintenance Covenant, recorded as Document No. 2016068241, Official Public Records of Williamson County, Texas.
2. Vizcaya Community Manual, recorded as Document No. 2015019057, Official Public Records of Williamson County, Texas.
3. Vizcaya Design Guidelines, recorded as Document No. 2015082684, Official Public Records of Williamson County, Texas.
  - a. Vizcaya First Amendment to Design Guidelines, recorded as Document No. 2016114875, Official Public Records of Williamson County, Texas.
  - b. Vizcaya Second Amendment to Design Guidelines, recorded as Document No. 2017039609, Official Public Records of Williamson County, Texas.
  - c. Vizcaya Third Amendment to Design Guidelines, recorded as Document No. 2019015110, Official Public Records of Williamson County, Texas.
  - d. Vizcaya Fourth Amendment to Design Guidelines, recorded as Document No. 2019034035, Official Public Records of Williamson County, Texas.
4. Notice of Applicability – Residential – Vizcaya, recorded as Document No. 2015090479, Official Public Records of Williamson County, Texas.
5. Notice of Applicability – Vizcaya, recorded as Document No. 2015108416, Official Public Records of Williamson County, Texas.
6. Partial Assignment of Declarant's Rights – Vizcaya, recorded as Document No. 2015109162, Official Public Records of Williamson County, Texas.
7. Partial Assignment of Declarant's Rights – Vizcaya, recorded as Document No. 2016115790, Official Public Records of Williamson County, Texas.
8. Notice of Applicability – Vizcaya, recorded as Document No. 2016115789, Official Public Records of Williamson County, Texas.
9. Vizcaya Amended and Restated Adoption of Working Capital Assessment, recorded as Document No. 2019013717, Official Public Records of Williamson County, Texas.

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**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2021149721**

Pages: 5 Fee: \$33.00

09/30/2021 01:41 PM

PKINNE



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas